153.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	955,700 / 955,700
					USE VALUE:	955,700 / 955,700
					ASSESSED:	955,700 / 955,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE ALTA
Owner 2:	
Owner 3:	
Street 1:	28 BELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GROENINTWOUD KRISTIAN & -
Owner 2:	WEESE DANIELLE -
Street 1:	636 CANYON RD
Twn/City:	REDWOOD CITY
St/Prov:	CA Cntry:
Postal:	94062

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Wood Shingle Exterior and 2137 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	499,700		456,000	955,700
Total Card	0.115	499,700		456,000	955,700
Total Parcel	0.115	499,700		456,000	955,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.17 | /Parcel: 447.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

101972

GIS Ref

GIS Ref

Insp Date

04/28/18

!12038!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	499,700	0	5,000.	456,000	955,700	955,700	Year End Roll	12/18/2019
2019	101	FV	377,700	0	5,000.	427,500	805,200	805,200	Year End Roll	1/3/2019
2018	101	FV	377,700	0	5,000.	353,400	731,100	731,100	Year End Roll	12/20/2017
2017	101	FV	377,700	0	5,000.	324,900	702,600	702,600	Year End Roll	1/3/2017
2016	101	FV	241,400	0	5,000.	296,400	537,800	537,800	Year End	1/4/2016
2015	101	FV	235,300	0	5,000.	290,700	526,000	526,000	Year End Roll	12/11/2014
2014	101	FV	235,300	0	5,000.	270,200	505,500	505,500	Year End Roll	12/16/2013
2013	101	FV	235,300	0	5,000.	257,100	492,400	492,400		12/13/2012

PRINT

Date	Time
12/11/20	02:09:29

LAST REV

Date	Time
01/23/20	10:35:18
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12038

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROENINTWOUD KR	73610-341	1	11/7/2019		980,000	No	No		
MALDONIS LORETT	67741-138		8/3/2016		791,000	No	No		Joseph A Maldonis d.o.d. 5/15/2015 bk 67741 p
MALDONIS JOSEPH	56356-404		1/26/2011	Convenience	1	No	No		
TAYLOR LEE/ETAL	25289-522		4/18/1995		251,000	No	No		Y

USER DEFINED

Prior Id # 1:	101972
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
4/8/2019	Mail Update	JO	Jenny O
4/28/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	189	PATRIOT
4/20/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
7/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22003245
Const Adj.:	0.98696071
Adj $ / SQ:	150.516
Other Features:	93500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523788
Depreciation:	24094
Depreciated Total:	499694

COMMENTS

STAIRS TO UAT. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

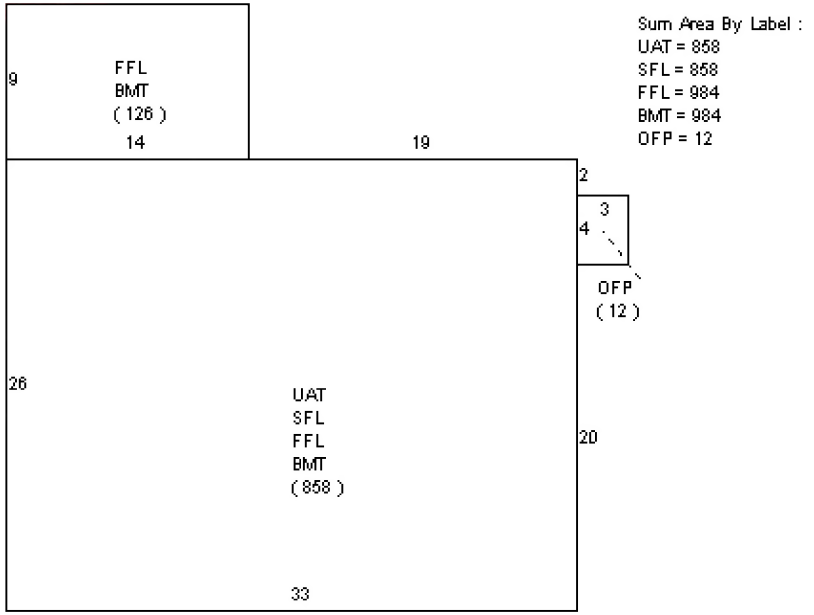
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.12
Special Features:	0	Val/Su Net:	163.68
Final Total:	499700	Val/Su SzAd	271.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	49.490	48,698
FFL	First Floor	984	150.520	148,107
SFL	Second Floor	858	150.520	129,142
UAT	Upper Attic	215	60.210	12,914
OFP	Open Porch	12	43.430	521

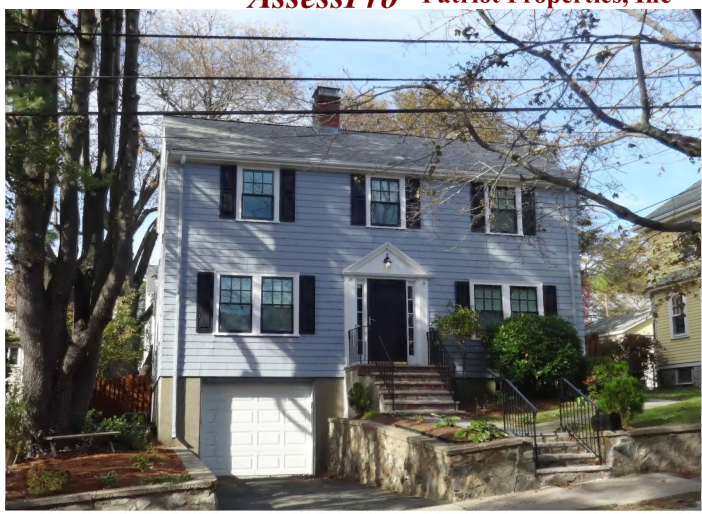
Net Sketched Area:	3,053			Total:	339,382
Size Ad	1842	Gross Are	3696	FinArea	2137

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: